



CITY OF BLACK DIAMOND
PLANNING COMMISSION MEETING MINUTES
June 12, 2018 6:00 PM

1) FLAG SALUTE

Chair McCain called the meeting to order at 6 pm and led us all in the flag salute.

2) ROLL CALL

Present: Commissioners LaConte, Seth, Ekberg, McCain, Ambur (*Commissioner Ambur was not present during roll call and entered the meeting at 6:25 p.m.*)

Absent: Commissioner Olson (excused).

Staff Present: Barbara Kincaid, Community Development Director; Brenda L. Martinez, City Clerk

3) PUBLIC COMMENTS

Gary Davis, Black Diamond spoke to the Commission regarding open space in the Ten Trails project.

Kristen Bryant, Bellevue spoke to the Commission about zoning and options for identifying properties that are resource lands and mining operations.

4) APPROVAL OF MINUTES

- a. Regular meeting of April 10, 2018
- b. Regular meeting of May 8, 2018

Chair McCain noted there were some errors in the minutes provided in the packet and recommended postponing them until the next meeting.

Commissioner Seth suggested going to action minutes rather than verbatim minutes and stated he would like to discuss this as a body at the next meeting.

Community Development Director Kincaid shared that there is an opening on the Commission as Ms. Ammons has resigned and staff will be posting for this vacancy soon.

5) COMPREHENSIVE PLAN UPDATE

a. Land Use Elements

Director Kincaid noted that tonight's meeting is a continuation from the April meeting as there were some areas that needed to be added. She shared with Commissioner's the additions and changes to the document.

Below are the topics/highlights discussed.

- TDR Program – There was discussion on the process for the TDR Program and it was noted that Treasured Places are also part of the TDR Program
- Added clarifying language for what an overlay is.
- Discussion on conservation easements and what happens if the landowner passes away or sells the land.
- What is the difference between medium and low density?
- Future Land Use Map – There was discussion regarding the difference between a land use map and a zoning map. There was also discussion about mixed use and Director Kincaid noted there is a lot of support for this type of designation.

Action –Director Kincaid tasked to come back with more thorough ideas on the mixed-use category regarding what can and can't be included and also the possibility of bringing forward some of the types of zoning Ms. Bryant was referring to.

- Discussion on the MPD overlay with Director Kincaid pointing out the underlying zoning is important should the MPD overlay go away.
- Discussion on the document Commissioner LaConte shared “What is the difference between the Comprehensive Plan Map and zoning?”.

Action – Director Kincaid tasked with finding if this information applies to the City.

6) PUBLIC COMMENTS

Kristen Bryant, Bellevue spoke to the Commission about the purpose of zoning.

Gary Davis, Black Diamond agreed with Ms. Bryant's comments stating zoning is very important.

9) ADJOURNMENT

Commissioner Seth **moved** to adjourn the meeting; **second** Commissioner Ambur. Motion **passed** with all voting in favor (5-0). Meeting adjourned at 6:57 p.m.

These minutes were respectively submitted by Brenda L. Martinez, City Clerk

ATTEST:


Pam McCain, Chairperson


Kristine Allen
Planning Commission Secretary